

# Design and Access Statement

## Design Brief For New Contemporary Dwelling Delganny Drive, Derriford

Delgany Drive, Derriford PL6 8AG

## Introduction

This design and access statement has been prepared in support of the proposed new dwelling on the plot at 4 Delgany Drive. It proposes a 3 bedroom detached dwelling. This site is located just west of the University of St Marks and St Johns and can be accessed via Delgany Drive serving a small number of dwellings just off Tavistock road.

This design and access statement should be read in conjunction with the following drawings:

PL001 Site Location Plan

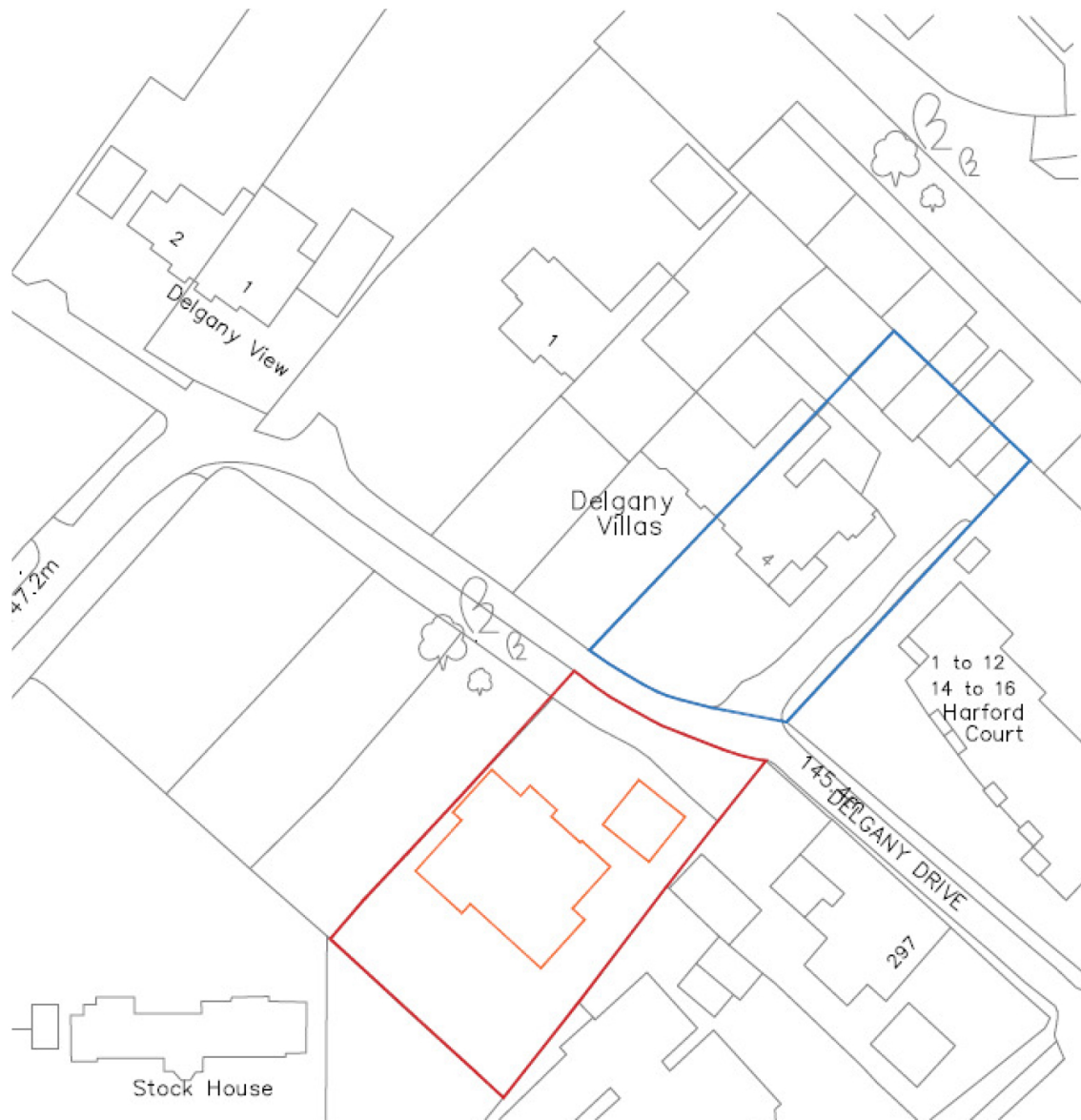
PL002 Block Plan

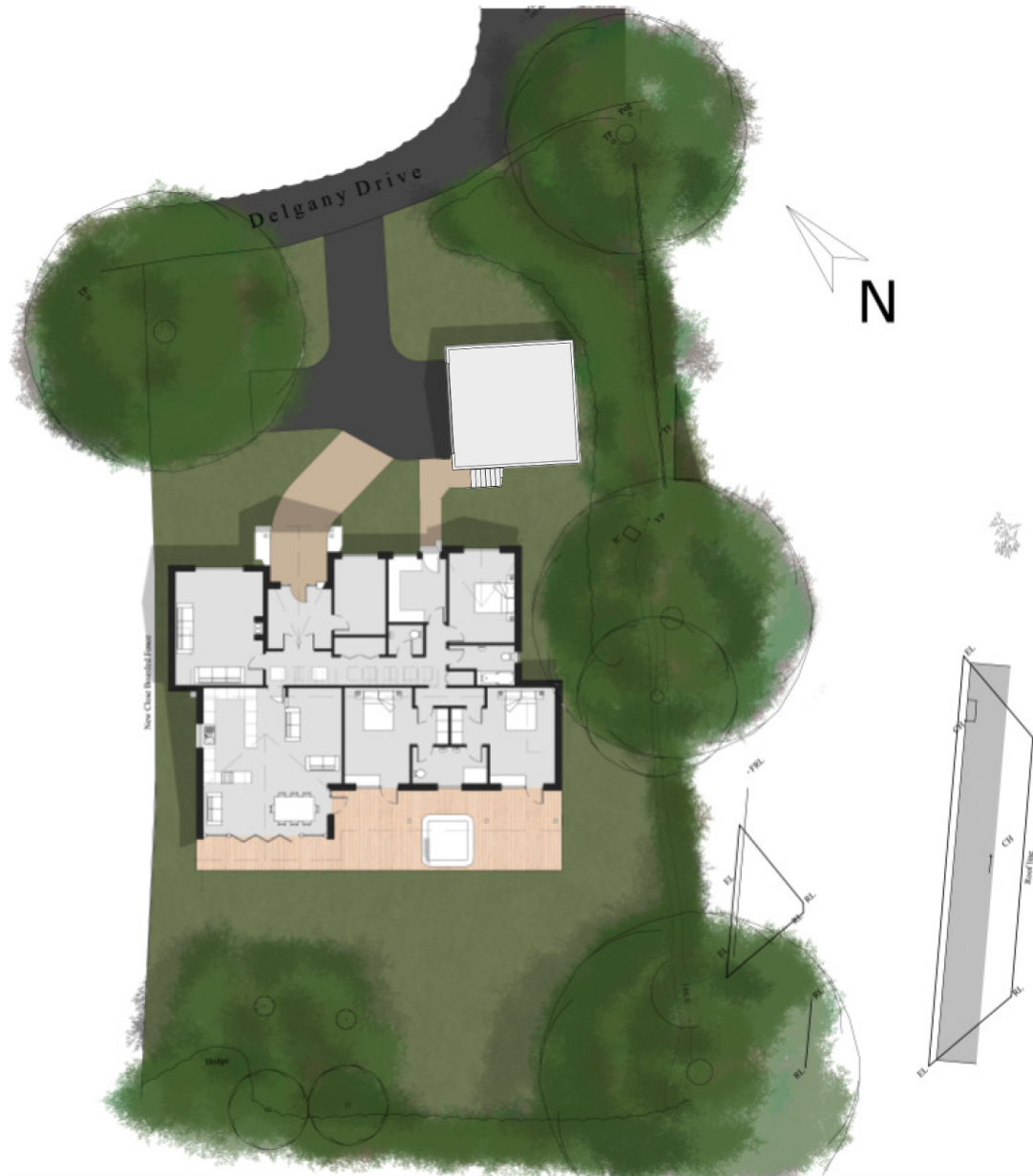
PL003 Existing Site Plan

PL004 Proposed Site Plan

PL005 Proposed Floor Plan

PL006 Proposed Elevations





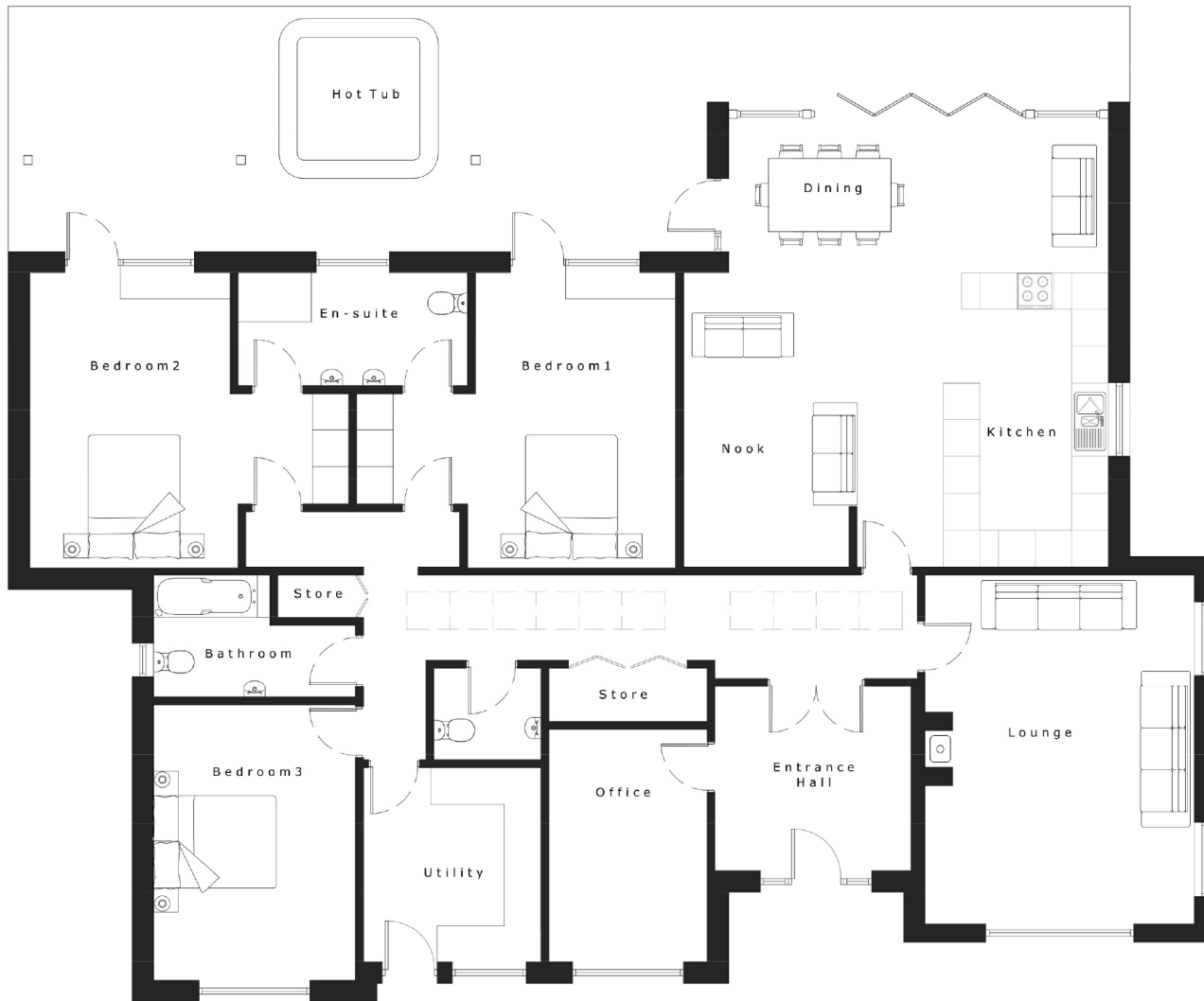
## Site Analysis

The proposed development at 4 Delgany Drive is located within the garden of the host dwelling. The garden is the south-eastern plot within the group of four garden plots located on the south side of Delgany Drive. The proposed development is well located for public transport with multiple bus routes occurring on the Tavistock Road. These routes provide good access to the city centre as well as to the local centre of Crownhill. The site is well also quite close to the Hospital as well as to local schools. The proposal is well located within the community and is a sustainable urban infill site.

## Amount

The proposal seeks to erect a single storey bungalow with gross internal area of 210m<sup>2</sup>. The proposed development sits well within the site and provides an ample front and rear garden. The front garden also provides for a detached double garage providing two off street car parking spaces.

Internally the dwelling provides for three double bedrooms, a large open plan living space, a formal lounge as well as ancillary spaces. Externally to the rear of the property there are a series of external decked spaces of which some are under cover. This allows for four season use of the external spaces.



## Layout

Arriving at the front entrance to the dwelling the user enters through a well-proportioned front door which is under cover. The front door leads to a large entrance hall which provides access to the main house as well as to a private office space.

Passing through the entrance hall into the main dwelling the user enters the main circulation space which is well lit from above. To the right is the formal lounge which is complete with a log burner and formal fire place. Directly in front is the main heart of the home room. This space provides the main living accommodation. Within this space is the kitchen, dining and nook. The room benefits from a large cathedral ceiling and glazed façade.

To the opposite end of the corridor is the bedroom accommodation. The bedroom accommodation is arranged as three bedrooms with the first two acting as a pair of master bedrooms which sahte an en suite. The remaining bedroom is to the other side of the dwelling and provides for a large double bedroom.

## Scale

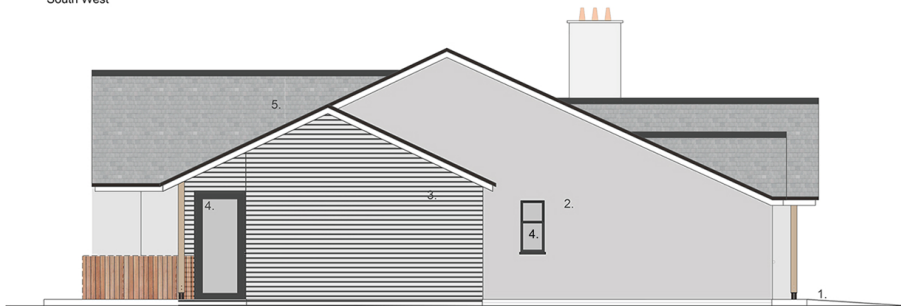
The proposed dwelling has been designed as a single storey dwelling with a foot print of 210 m<sup>2</sup>. The dwelling has a ridge height of just 6m which is below the canopy of the mature trees that surround the site. The overall footprint of development including the garage is 240m<sup>2</sup> and the dwelling site within a plot of 1160m<sup>2</sup>.



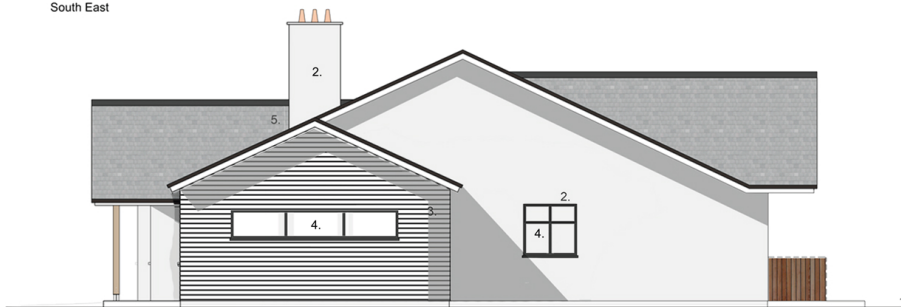
North East



South West



South East



North West

### Appearance

The dwelling is a single storey dwelling clad in a combination of render and Cedral cladding. The Cedral cladding is a cement passed board that has the appearance of timber. The roof is clad in natural slate which is in keeping with the surrounding. The windows are grey UPVC and are of a modern profile.

The materials and external cladding have been proposed so as to suit this modern dwelling, but which a view to be in keeping with the surrounding existing buildings.

### Landscaping

The drive will be a permeable paving into the dwelling, the drive has been designed to have minimal impact on the surrounding landscape and will have a variety of local species planted around the front half of the site. The rear garden will be a low maintenance garden which will have a large timber decking which follows with envelope of the dwelling and extends 1.5m from the buildings edge. Within the rear garden will be local species of flora and fauna, in conjunction with contained bushes which are currently existing within the site.

### Access

To improve vehicular movement to and from the site, the entrance is placed to allow for visibility splays which are as large as possible. The flora and fauna is set back to ensure that there are no visual obstructions to the lane. This compliance is also demonstrated internally where there are no minor level changes and there is sufficient clear space between kitchen units and access routes.